

Update

Truman Annex Property Owners' Associations



President's Message

According to information provided by the Association's law firm Becker & Poliakoff, statistics indicate that the U.S. foreclosure rate has climbed to the highest it has been in over 50 years. Many Florida cities rank among the top 25 cities with the nation's highest foreclosure rates. Some economists speculate that Florida will not get any relief from the surge in new foreclosure filings, caused in part by the

slump that hit the once-hot Florida housing market in 2005, for several years. Community association boards of directors are becoming far too familiar with the foreclosure process, as associations are more frequently being involved in bank foreclosure suits filed against their members. When a unit owner's first mortgage holder files a bank foreclosure suit, the association is usually joined as a defendant in the case. This forces the association to make decisions regarding how it will respond to the bank foreclosure. An association may choose to monitor the bank foreclosure, temporarily discontinue its own efforts to collect delinquent assessments from a unit owner or do nothing at all. The frequency with which associations are filing their own foreclosure actions against homeowners for delinquent assessments has also increased substantially in the last few years. In Florida, an association has a statutory right to record a claim of lien against a unit for an

owner's failure to pay assessments. The association ultimately has the right to foreclosure on the claim of lien.

Fortunately, the foreclosure rate within the Truman Annex over the last several years has been well below that experienced in other communities. To date, there has been a total of 16 bank foreclosure actions filed on homes within our community. There have been an additional six individual association foreclosure actions filed, all of which have been on parcels wherein the bank has not initiated a foreclosure action or has not moved their foreclosure actions forward in a timely manner. Of all of the foreclosure actions, only one property has actually been foreclosed and sold by a bank and only one property has been foreclosed by the Association. The property that the bank sold is now owned by an association member who pays the assessments on time. The

President's Message, Continued...

Board of Directors' goal is to rent the property that the Association had to take ownership of to recoup as much of the delinquent assessments as possible with the ultimate goal of the property being transferred to an owner who will likewise pay future assessments on time.

The Association is charged with certain responsibilities regarding the care, maintenance and service of the common property. The Association must have the financial ability to carry out its duties and responsibilities. The Association has an established delinquent

assessment policy regarding specific collection procedures. The Association refers delinquent accounts to its attorneys for collection. Upon referral to the attorneys, the attorneys take all appropriate action to collect the accounts referred. The Association requests its attorneys to record a claim of lien against the property of any delinquent owner and may also request that a foreclosure action be initiated in accordance with the terms and provisions of the Florida Statutes. The Association has the right to evaluate each delinquency on a case by case basis.

No one can be certain as to events in the future, but the general consensus appears to be that as prices within our community stabilize in the fourth quarter of 2009, that a reduction in foreclosures will follow. Please know that your Board of Directors will continue to keep the Association's best interests in mind as we navigate these difficult and unprecedented times.

With Best Regards,

Harold Berry
President, TAMPOA

Harbour Place

Our balcony project is making good progress. We anticipate that we will complete Phase I, which is the 2nd and 3rd floor balconies of the Annex Building, by the end of this year. Most or all of the Board members will be inspecting the work done so far by mid-November. This will give us good insights as we go forward toward the completion. The weather has not been a significant factor so far. We hope that this continues.

Thanks to everyone for your patience and cooperation. The employees of Harbour Place and TAMPOA, along with the contractor have been working hard in a coordinated effort to complete this much needed repair project. They all deserve our thanks and gratitude.

We are keeping up with all of the other required maintenance items and have not had

any big surprises so far. We will begin the budget process for 2010 within the next 30 days. We will be reviewing our current situation and looking at options for funding the completion of the balcony and deck project.

Sincerely,

Tony Marcussen
President, Harbour Place

Sub-Association News

The Foundry

Summer is over and some of you will be returning to Key West soon. We have been fortunate this year in that there were no serious hurricanes although the season is not entirely over at this writing.

Fortunately, the buildings and grounds look good, so there really is not much to report since the last newsletter. One of the items that the Board is considering is removing the hedge along the left side (alley side) of the swimming pool to provide more space around the pool. If this is done, the fence along the alley and the rear carports would be extended to six feet high to provide additional privacy. The fence would taper down to match the fence in the front and side of the pool. If you have any concerns about this proposal, please contact a Board member.

From a maintenance standpoint, please check the drain on your second floor balcony to make sure that it is not clogged. Cleaning this can avoid possible damage should there be a partial clog that would cause water to back up into the second floor bedroom during a heavy rain. About five years ago, the exterior light(s) outside your unit was replaced. If your exterior light again needs to be replaced, please contact the administrative office as they have additional lights in stock. (Note: There is a charge for replacement lights and installation.)

Finally, a few of you have called to discuss your insurance levels for wind, fire and flood. I certainly am not an expert or even in the insurance business, but we did receive an opinion from the Foundry attorney about what is covered by

the Foundry policies for wind and fire, which may influence your decision on coverage amounts. The Foundry Association does not cover flood insurance as rules from FEMA changed a few years ago and it is now required that each owner carry his own flood insurance. If you have questions, please feel free to contact me for a copy of the letter.

Your Board, Rob Hoopes, Phil Wilson and I look forward to receiving any ideas or comments you have relating to the Foundry.

Regards,

Bruce Baumann
President, The Foundry

Mills Place

It has been a quiet, uneventful summer at Mills Place with little to report. The pool cushions have been stored for the season and will be brought out by early November. They are always available, however, if needed. We had reduced the use of the pool heater for the summer months in order to re-

duce expenses. We are planning some pool improvements mandated by the State of Florida. As another season approaches, I once again remind everyone of the importance of keeping your drains and decks clear of debris to prevent water problems. The quiet months are ending and everyone is getting

ready for Fantasy Fest and looking forward to the return of our residents.

Sincerely,

Linda Harra
President, Mills Place

Porter Court

Porter Court is gearing up for the peak season. In the next several weeks we will resurface and re-tile our pool and whirlpool. The current surface is past its estimated life and we've been fortunate to keep it going with no problems over the past couple of years. Having said that, we're looking forward to a sparkling new pool in October!

After some research provided by the Monroe County Agricultural Extension (staffed by a University of Florida expert), we decided that our interior

palm trees should no longer be trimmed and de-coconuted via workers scaling them with spiked shoes. Dot Palm worked to find the solution and we are happy they tested successfully scaling the trees without spikes, with the assistance of slings thrown over the top of the trees.

Termites are still around at least inside one of our homes (ours!) and all should be vigilant for their telltale signs and get the treatment underway as quickly as possible.

We lost some great neighbors who have moved away - the Motts. Al had been a great friend of many of us and is a past member of the Porter Court Board. We welcome two new sets of owners to our piece of Paradise - the Feors and the McCoys!

Regards,

Alan J. Montgomery
President, Porter Court

Shipyard

As summer turns to fall, things in Shipyard are looking good. Our off-season maintenance projects continue to improve the appearance of the property.

The main and rear parking areas have been re-stripped and those smaller spaces have been enlarged. New plantings have been done and the fence to the rear of the property is expected to be installed shortly. In order to lessen the impact to owners and guests, there has been work done to replace the electrical panels on the outside of all of the buildings.

We expect this work to be totally completed before "season" begins. The maintenance staff should be commended for not only doing fine work, but for being pro-active in recognizing potential problems.

Our Association's financial picture is quite good. The Finance Committee has provided good input to the Board of Directors and the results reflect this. Our delinquencies are below what was projected and our fiscal condition is solid. This has all been done without sacrificing the quality or schedule of neither our maintenance activities nor the amount of our reserves.

We look forward to the arrival of our snowbird friends and a safe end to the "tropical" season. In the meantime, many of us are anxiously awaiting the performance of our own Jack Agnew this January. He will be "starring" in *My Fair Lady* at the Tennessee Williams Theatre. Break a leg, Jack!

Sincerely,

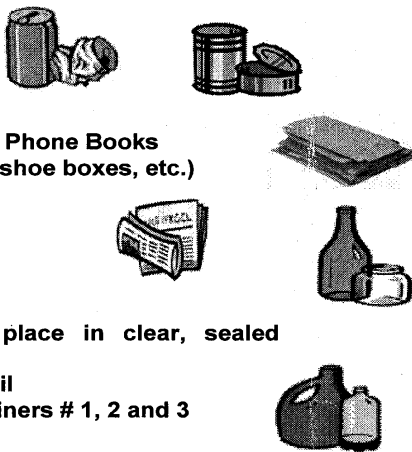
Mike Caron
President, Shipyard



- Materials accepted as recyclable in Key West may be commingled in your recycling bin. This is SINGLE STREAM recycling and is sorted at the facility.
- Be sure all items are clean and paper is kept dry.
- Any container is acceptable as a recycling bin as long as it weighs no more than 50 lbs. full and is clearly labeled "RECYCLING." Stickers for this purpose are available from the city Revenue Department and WM drivers or download your own at KeysGLEE.com.

YES, Recyclable:

- ♻ Aluminum Cans
- ♻ Brown Paper Bags
- ♻ Cardboard
- ♻ Catalogs, Magazines, and Phone Books
- ♻ Chipboard (cereal boxes, shoe boxes, etc.)
- ♻ Clean Aluminum Foil
- ♻ Colored Paper
- ♻ Computer Paper
- ♻ Envelopes
- ♻ Glass Bottles and Jars
- ♻ Household Batteries – place in clear, sealed plastic bag
- ♻ Newspapers and Junk Mail
- ♻ Plastic Bottles and Containers # 1, 2 and 3 (No Caps Please)
- ♻ Tin and Steel Cans



NO, Not Recyclable:

- ⊗ Mirrors
- ⊗ Window or auto glass
- ⊗ Light Bulbs – (See Hazardous Waste)
- ⊗ Ceramics
- ⊗ Porcelain
- ⊗ Plastics unnumbered
- ⊗ Plastic bags – Publix, Albertson's & Winn Dixie accept plastic bags for recycling
- ⊗ Shredded Paper- smaller than ½ inch wide, 4 inches long
- ⊗ Coat hangers
- ⊗ Glass cookware/bake ware
- ⊗ cooking pots, utensils, computers, appliances
- ⊗ Aluminum Foil when soiled
- ⊗ Film Canisters
- ⊗ Painted Wood
- ⊗ Treated Wood
- ⊗ Paper Towels or Paper Cups
- ⊗ Plastic Wrap
- ⊗ Styrofoam



www.KeysGLEE.com

The City of Key West implemented mandatory recycling in January 2009 in an effort to reduce waste. For more information about recycling go to KeysGLEE.com or call Waste Management at 296-8297



Hazardous Waste can be taken to the KW Transfer Station on College Rd. from 7-3 on the Last Thursday of March, June, Sept., Dec. OR to Cudjoe Key Transfer Station MM 21.5 (305-295-4314) 1st and 3rd Wednesdays 8 am – 4 pm Unusable electronics are also accepted at Cudjoe Station For a complete list of acceptable items go to KeysGLEE.com

Have something you want to get rid of that is still usable? Don't add it to the waste pile! Give it a second life and someone may thank you. Take it to Salvation Army or Second Hand Sam's or list it on a reuse website: Freecycle.com craigslist.com

Practice Responsible R4 Living
REDUCE • REUSE • RECYCLE •
ROT

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A Message From the U.S. Post Office

We have received notice from the local U.S. Post Office that we need to change how we print certain Southard Street addresses. For example, what we call 208-08 Southard Street should be addressed as 208 Southard Street, #8. Post Office computers read our old version as 20808 Southard Street which does not exist, so mail could go missing or be undelivered. We have corrected our internal billing system to reflect these changes. Thank you.

Be Healthy, Swim Healthy

During the past two decades, Giardia and Cryptosporidium (Crypto) have become recognized as the most common causes of waterborne illness in the United States. Giardia and Crypto are microscopic protozoan parasites. They are protected by an outer shell and can survive outside the body and in the environment for long periods of time which makes them resistant to regular chlorine disinfectant found in swimming pools. These parasites are spread by accidentally swallowing water that has been contaminated. Even the best manicured pools can spread illness.

We can all help prevent recreational water illnesses. Please notify tenants and guests prior to their arrival that anyone who must wear a diaper or similar garment is not permitted to enter any association swimming pool. Unfortunately, if there is an accident Health Department regulations require that the pool be shut down for up to 24 hours to allow it to be shocked with chemicals to kill any dangerous parasites that may have been released into the water. If you see anyone enter a pool who is wearing a diaper or similar swim pants, as they do not adequately prevent the spread of these parasites, please contact Security immediately at 305.294.3995 and they will handle the matter.

A Message From Mosquito Control

Mosquitoes are nuisances. Not only do they bite and suck blood, but they leave an itchy reminder of their visit. A mosquito's life revolves around water. Its eggs are laid in water or areas expected to flood. Once the eggs hatch, the mosquito larvae must stay in the water through their pupal stage. These stages happen quickly in the Florida Keys - in as little as five days. Adult mosquitoes do not travel far from their water of origin. If you want to reduce mosquitoes around your home, please remove unnecessary water-holding containers. A Mosquito Control inspector can help you identify problem areas as a benefit to you and your neighbors. Please call The Florida Keys Mosquito Control District at 305.292.7190 for more information.
